Ordinance amending the Unified Development Code by revising Table 4.4.3.A "Residential Development (Two-Family and Townhouse districts)", subsection 5.2.14 "Self-Service Storage, Including Boat and RV Storage" and subsection 7.3.12.E "Tree of Palm Requirement"; and providing for severance, penalties, and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding this amendment of the City's Unified Development Code ("UDC");

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, July 12, 2017, during a meeting of the Planning Commission when the Planning Commission recommended approval of the proposed UDC amendments, and on Tuesday, August 8, 2017, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the City Council has determined that this amendment to the UDC would best serve the public's health, necessity, convenience, and the general welfare of the City and its citizens.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. UDC Article 4 "Base Zoning Districts", Table 4.4.3.A "Residential Development (Two-Family and Townhouse districts)" is amended is amended by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below.

Table 4.4.3.A Residential Development (Two-Family and Townhouse districts)

Townhouse DISTRICT	Townhouse
Min. Site Area (sq. ft.)	20,000
Min. Lot Area Per Dwelling Unit (sq. ft.)	
Front Access	2,600
Rear Access	2,200
Shared Parking	1,600
Min. Dwelling Unit Lot Width (ft)	
Front Access	26
Rear Access	22
Shared Parking	16
Min. Yards (ft.)	
Street	10
Street (corner)	10
Side (single)	0
Side (total)	0
Rear	5
Min. Building Separation (ft.)	10

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Min. Open Space	30%
Max. Height (ft.)	45

SECTION 2. UDC Article 5 "Use Regulations", subsection 5.2.14 "Self-Service Storage Including Boat and RV Storage" is amended as stated below.

5.2.14. Self-Service Storage, Including Boat and RV Storage

A self-service storage establishment, including boat and Recreational Vehicle ~~Park~~ storage, shall be permitted in accordance with the use tables in **Article 4** subject to the following standards:

D. In the "CR" Resort Commercial zoning districts, wall-mounted or freestanding lights ~~a storage building~~ shall not exceed ~~15~~ 20 feet in height.

SECTION 3. UDC Article 7 "General Development Standards", Section 7.3 "Landscaping," subsection 7.3.12.E is amended as stated below.

7.3.12. Measured Compliance

E. Tree ~~of~~ or Palm Requirement

A minimum of 50% of all required points shall be achieved through tree or palm plantings.

SECTION 4. If for any reason, any section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance is held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it may not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance, for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance be given full force and effect for its purpose.

SECTION 5. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1, and Article 10 of the UDC.

SECTION 6. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

That the foregoing ordinance was read for the first time and passed to its second reading on this the 8th day of August, 2017, by the following vote:

Joe McComb	Aye	Ben Molina	Aye
Rudy Garza	Aye	Lucy Rubio	Aye
Paulette Guajardo	Aye	Greg Smith	Aye
Michael Hunter	Aye	Carolyn Vaughn	Aye
Debbie Lindsey-Opel	Aye		

That the foregoing ordinance was read for the second time and passed finally on this the 15th day of August, 2017, by the following vote:

Joe McComb	Aye	Ben Molina	Aye
Rudy Garza	Aye	Lucy Rubio	Aye
Paulette Guajardo	Aye	Greg Smith	Aye
Michael Hunter	Aye	Carolyn Vaughn	Aye
Debbie Lindsey-Opel	Aye		

PASSED AND APPROVED on this the 15th day of August, 2017.

ATTEST:

Rebecca Huerta
Rebecca Huerta
City Secretary

Joe McComb
Joe McComb
Mayor

EFFECTIVE DATE
8/21/17